

ASSET PROFILE

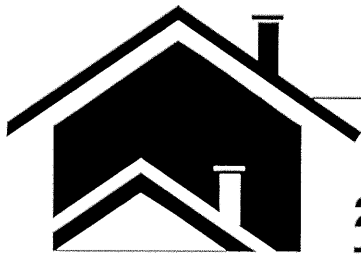
Issue Area: Job Centers

Job center as referenced throughout the CRS report has a broader interpretation than the traditional definition of being a place where people work. The broadened definition of job center includes being a place where people gain training for employment. This last point highlights the Cluster's assets, because it provides a number of training opportunities to its residents (discussed in the *Training and Education* part of this section).

Currently there are 18,813 jobs within Cluster 6. Cluster 6 ranks fifth in the city for jobs. There are 313,082 jobs within the city of Detroit (MESA/SEMCOG, 94') with Cluster 4 (located in the Central Business District or Downtown) ranking first for jobs, supporting over half (162,441 jobs) of all jobs. All clusters, with the exception of Cluster 4, have the majority of their land designated for residential use with some commercial use concentrated along the major thoroughfares (see the SEMCOG Land Use Map). This pattern is of concern to Cluster 6 stakeholders, who voiced strong interest in creating job centers which complement their strong residential community.

Many residents of Cluster 6 work outside of the Cluster, as indicated by the fact that 27,262 of Cluster 6 residents are employed while the Cluster provides only 18,813 jobs. Jobs within the Cluster are primarily located along the major thoroughfares of W. Grand Blvd., W. Davison Ave., Livernois Ave., W. Warren Ave., Tireman Ave., Joy Road, Grand River Ave., Linwood Ave., Dexter Ave., Rosa Parks Blvd. Woodrow Wilson Ave., and along the John C. Lodge Service Drive (M-10). Transportation is vital to job centers as highlighted by the fact that many residents work outside the Cluster, and even outside of the city, as discussed in the regional context for job centers. Future employment trends predict continued job growth occurring in neighboring suburbs, while Detroit is expected to continue a decrease in jobs, increasing the need of a regional transit system (please refer to the three charts on the following page). Transportation will be addressed in greater detail in the Transportation Issue Area, which precedes this section of the Asset Profile.

Due to the recent surge of development occurring in Detroit after 1994, SEMCOG's inference to Detroit experiencing a decrease of jobs over the next 12 years is not reflective of Detroit's current trend of job growth resulting from the enormous economic-development activities (see Table 12 on page 94 for regional development forecast).



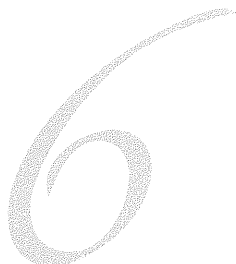
2020 Regional Development Forecast, SEMCOG '94 Table #12

6

Detroit			
	YR 2000	YR 2005	YR 2010
Total Employment	368,879	357,343	348,206
Agr. Min. Nat. Res.	2,236	2,253	2,291
Manufacturing	50,595	48,233	46,380
T.C.U.	24,513	22,916	22,179
Wholesale Trade	17,663	16,663	15,729
Retail trade	42,660	40,603	38,995
F.I.R.E.	22,302	19,167	17,889
Services	186,799	185,814	183,115
Public Adm.	22,111	21,694	21,628

Wayne County (except Detroit)			
	YR 2000	YR 2005	YR 2010
Total Employment	630,759	657,675	668,028
Agr. Min. Nat. Res.	5,997	6,229	6,443
Manufacturing	136,431	133,910	130,630
T.C.U.	37,811	39,865	41,359
Wholesale Trade	35,361	39,084	42,166
Retail trade	129,816	134,517	135,707
F.I.R.E.	40,032	42,750	45,083
Services	232,626	248,308	253,409
Public Adm.	12,665	13,012	13,231

Oakland County			
	YR 2000	YR 2005	YR 2010
Total Employment	806,126	856,186	883,393
Agr. Min. Nat. Res.	8,831	8,983	9,241
Manufacturing	116,201	120,613	122,512
T.C.U.	30,025	31,818	32,562
Wholesale Trade	51,454	54,920	56,905
Retail trade	144,912	153,806	156,589
F.I.R.E.	88,892	94,505	100,398
Services	353,750	378,829	391,901
Public Adm.	12,061	12,715	13,285



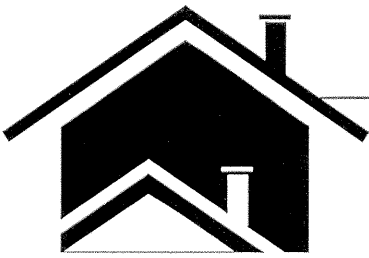
There are a total of 604 employers within Cluster 6 ranking it ninth among the ten Clusters. Please refer to the chart shown below to see Cluster 6's top seven employers by category and number of employers.

Table #13

Top 7 Employers by Category and # of Employees	
CATEGORY	# OF EMPLOYERS
Services	230
Retail Trade	194
Manufacturing	54
Wholesale Trade	46
Finance, Insurance & Real Estate	30
Transportation, Communication and Utilities	25
Public Administration	22

Cluster 6 has as an asset one of the largest concentrations of residents employed in the service industry (20.1 percent of employed residents), [1990 Census]. This is a strongly marketable point for Cluster 6 because future employment trends anticipate continuing growth within the service industry. Major economic development projects within the Cluster hold potential for increased employment for Detroit residents. Five of the top 100 development projects in Detroit have recently or are presently occurring within the Cluster, presenting employment opportunities for residents:

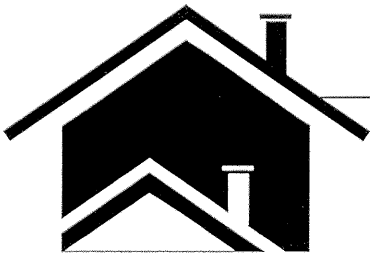
- Henry Ford Hospital, one of the top three medical complexes within the city and a major health care provider for the region, has spent \$75 million constructing an obstetrics annex.
- Comprehensive Health Service (\$10 million full-service health center)
- Liberty Construction (\$4.5 million - 75-unit senior housing facility)
- Presbyterian Villages of Michigan (\$4 million - 52-unit senior housing facility)
- Focus:HOPE (\$ 3.5 million two-story classroom addition)



These six projects total \$97 million in development within the Cluster. Other important development projects within the Cluster include the Ebenezer Church's senior housing facility and SBF Automotive, Inc. The Cluster has a Detroit Renaissance Zone designation at one of the four areas of the Cluster designated for industrial use. Cluster 6 has a relatively large amount of sites designated for industrial use. (please see General Land Use map).

Given the declining role of the industrial sector, a high Annual Average Daily Traffic (AADT) count of 119,359 at the John C. Lodge Fwy. going southbound at Milwaukee to the Edsel Ford Fwy., and the abundance of industrial designated sites within the Cluster, rezoning portions of the industrial site located in the southeastern corner of the Cluster for commercial retail should be given serious consideration. This site is located adjacent to the John C. Lodge Service Drive and just north of the Edsel Ford Fwy. Currently, this site has no identified contaminated sites as listed by the Act 307 Contaminated Sites.

Several parcels of land in Cluster 6 are designated for multiple-family residential and non-woodland use which buffers the southeastern boundaries of the referenced industrial site. By rezoning portions of this land along M-10 and I-94 for retail use, the Cluster will maximize its opportunity to attract "commuter dollars." The potential retail site is located west of the John C. Lodge Fwy. entry and exit ramps on Milwaukee. These ramps could serve as the entry and exit points for commuters (potential tourist stop/resting point) to access this potential retail site. This site is centrally located within a mile of three major job centers: Henry Ford Hospital to the north; the northern section of the Central Business District to the east; and Wayne State University to the south. Retail office suppliers such as Office Max or Office Depot would complement this section of the city by offering office services that are in great demand and a location convenient to its clients and employees. This site is within walking distance of several bus routes within the Cluster and could provide Cluster residents with employment opportunities. The site's proximity to the Empowerment Zone is also a potential asset for attracting reinvestment opportunities. Cluster 6 borders the Empowerment Zone along the Cluster's southeastern border.



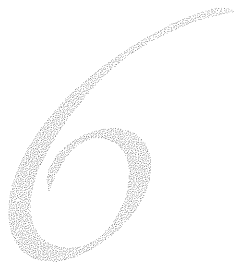
Job Training and Education

Job training and education represent a key component of job centers, by providing valuable basic training needed to gain employment. Educational facilities within, and directly adjacent to the Cluster, are abundant and serve as potential resources for Cluster residents, young and old, requiring preparation for future jobs, such as those identified during focus group discussions and under the regional context section. Central, Detroit City and Northwestern High Schools are within the Cluster, along with Ruthruff and Franklin Adult Education Centers. Northwestern and Central High School offer courses in marketing education, life management education, and business services technology

The School-To-Work Program in Detroit Public Schools serves as a valuable source for job training. The School-To-Work Program is a state mandated and funded program designed to help youth make the transition from school to employment. This program responds to the need cited by residents for job training in high schools emphasizing work ethic, attitudes, proper dress and interviewing skills. Residents needing G.E.D.s may have fewer resources available due to reductions in state funding of adult education (please refer to the Youth Development section page 108, for greater discussion on the youth population).

A major Cluster asset for job training is Focus:HOPE which offers a Fast-Track program with state-of-the-art equipment for many of the technical engineering and manufacturing occupations that are being created in our modern work force. One of the challenges facing Focus:HOPE is finding people with basic reading, and math comprehension skills to place in their Fast-Track program. Focus:HOPE offers a viable alternative to four-year college programs for high school graduates or adults who have successfully completed their GEDs. FASTTRACK is designed to prepare young adults for training at Focus:HOPE's Machinist Training Institute and Center for Advanced Technologies. Supervised instruction advances students in skill areas needed for high tech-training.

Detroit Association of Black Organizations (DABO) offers a free eight week Organizational Development and Leadership Training program (please refer to previous section titled Organizational Profile for a general summary of Focus:HOPE and DABO, under the sub-heading: Resource Organizations).



Those seeking a four-year college education, need only travel a mile southeast of Cluster 6 to attend Wayne State University, one of the premier Class I research universities in the country, or travel a few miles north of the Cluster to the University of Detroit located at McNichols and Livernois or go another mile west on McNichols and attend Marygrove College.

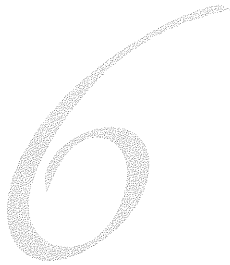
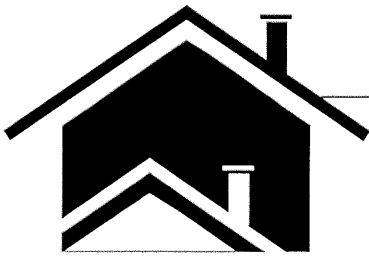
Due to the 1996 Welfare Reform, an increasing number of adults are required to enter the workforce. This national policy has implications for Detroit residents in Cluster 6. Nonprofits and social organizations can and often do serve a pivotal role in assisting disadvantaged job seekers. Major responsibility lies with the Family Independence Agency (formerly Department of Social Services) and the Michigan Jobs Commission/Consumer and Industry Services.

According to research by W. E. Upjohn Institute Employment Research, the top 10 industries employing welfare recipients are:

Table # 14

Industry		Percentage
1.	Restaurants and drinking places	16.4
2.	Nursing and personal care	5.6
3.	Private household services	4.2
4.	Hotels and motels	4.1
5.	Grocery stores	3.7
6.	Elementary and secondary schools	3.6
7.	Department stores	3.1
8.	Personnel supply services	2.9
9.	Hospitals	2.8
10.	Services to dwellings and buildings	2.4

While many of the jobs listed in the Upjohn Study are low paying and often “dead end” jobs, they can serve as workforce points of entry for low skilled unemployed residents. Further employment opportunities may then be possible in Detroit or this region given adequate training and support such as transportation and child care.



There are occupations that pay decent wages which do not require a four year college degree. A study conducted by Donald R. Grimes from the University of Michigan and Louis J. Glazer of Michigan Future, Incorporated, titled ***Good Paying Occupations: A Study of Occupational Wages in the Great Lakes States*** found that today's workforce is not exclusively dependent on a four-year college education in order to be gainfully employed. Grimes and Glazer noted numerous occupations that paid between \$27,213 and \$41,415 a year, yet did not require a four year education. Among them are:

Table #15

Occupations Not Requiring A Four Year Degree	Median Earnings
• Railroad and Water Transportation	\$41,415
• Purchasing Agents and Buyers	\$39,506
• Electrical and Electronic Equipment Repairers	\$37,369
• Mail Carriers and Postal service	\$35,369
• Grinding and Machine Polish Operators	\$35,153
• Science Technicians	\$35,104
• Drafting Surveying Technicians	\$35,040
• Tool and Die Makers	\$34,587
• Plumbers, Pipefitters and Steamfitters	\$34,531
• Electricians and Electrical Power Installers	\$34,080
• Sales-Motor Vehicles and Boats	\$33,560
• Real Estate Sales	\$32,643
• Machinists	\$31,548
• Bus, Truck and Stationary Engine Mechanics	\$31,190
• Plant and System Operators	\$28,707
• Truck Drivers	\$29,661
• Printing Machine Operators	\$29,446
• Managers of Property and Real Estate	\$29,441
• Heating and Air Conditioning Mechanics	\$28,727
• Clinical Laboratory Technicians	\$28,373
• Sheriffs, Bailiffs and Correctional Officers	\$28,102
• Insurance Adjusters, Examiners and Investigators	\$27,213

Examination of these assets resulted in community stakeholders formulating several related goals and recommendations, outlined later in this report, around creating jobs with decent wages.